

**SAN BERNARDINO COUNTY
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

Project Label:

APN: 0467-791-01*
APPLICANT: CRANDALL, DAVID
PROPOSAL: A) GENERAL PLAN AMENDMENT TO
CHANGE THE LAND USE
DISTRICT FROM 3M/RM(MULTIPLE
RESIDENTIAL)-1 TO
RS(SINGLE FAMILY RESIDENTIAL)
B) TENTATIVE TRACT MAP 16411 TO
CREATE TWELVE LOTS
ON 2.5 ACRES
COMMUNITY: SILVER LAKES (HELENDALE)/S-1
LOCATION: AUTUMN LANE AND LAKEVIEW DRIVE,
SOUTH WEST CORNER
JCS/INDEX: 11593CF1/DN148-
27N/2003/TT01/GPA01
STAFF: Al Diaz
REP('S): CUBIT ENGINEERING, INC.

USGS QUAD: Helendale Quadrangle

T, R, SECTION: T08N, R04W, Sec.31, NW¼

THOMAS BROS.: Pg.: 3934 – grid: I-4

PLANNING AREA: Helendale / S-1

OLUD: 3M-Rm (RS Proposed w/ GPA)

IMPROVEMENT LEVEL: 2

PROJECT CONTACT INFORMATION:

Lead agency name and address:

San Bernardino County Land Use Services Department, Current Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

Contact person and phone number: Al Diaz - Phone: (909) 387-4131 / Fax: (909) 387-3249

Project sponsor's name and address: David Crandall, 9849 Denbigh Drive, Beverly Hills, CA 90210.

PROJECT DESCRIPTION – A) The proposed project is a General Plan Amendment to change the land use district from 3M-RM (Multiple Residential) to RS (Single Residential), and: B) Tentative Tract No. 16411 to create twelve (12) lots on 2.5 acres. The project is located at the southwest corner of the intersection of Autumn Lane and Lakeview Drive, which are County maintained roads. Lakeview Drive will provide access to the proposed lots #9-12. A proposed extension to Autumn Lane, named Autumn Court, will provide access to the proposed lots #1-8. This project site is in the unincorporated portion of the County of San Bernardino, in the Helendale Community area of the First Supervisorial District. The County General Plan designates the project site as 3M-RM Land Use District with an Improvement Level Two (IL-2) with no existing overlay districts.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
ON-SITE	Vacant Land	3M-RM	IL-2
North	Vacant Land	RS & FW (Single Residential & Floodway)	IL-2
South	Commercial Development	CN (Neighborhood Commercial)	IL-2
East	Residential Use	RS (Single Residential)	IL-2
West	Lake (Silver Lake)	FW (Floodway)	IL-2

ENVIRONMENTAL/EXISTING SITE CONDITIONS (cont'd) :

The project site is vacant with very little native desert vegetation. The site has been mass graded to create the 2.5 pad area when the master tract was approved for grading. Only errant weeds and non-threatened small furrowing animals currently occur on-site.

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Federal: None; State of California: Regional Water Quality Control Board, Fish and Game; County of San Bernardino: Land Use Services - Code Enforcement; Building and Safety, Public Health-Environmental Health Services, Special Districts, Public Works, County Fire and Local: Special Districts – Water: CSA 70 Zone B and Sewer: CSA 70 Zone C.

Evaluation Format

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a reasonable level of non-significance. The required mitigation measures are: (List mitigation measures)
 - Dust Control Plan.
 - Archaeological, Paleontological and Historical Resources Monitoring

At the end of the analysis the required mitigation measures are restated and categorized as being either self-monitoring or as requiring a Mitigation Monitoring and Reporting Program.

1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/ Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by: **Al Diaz**, Senior Associate Planner III

Date

Approved by: **Julie M. Rynerson, AICP**, Division Chief –
Current Planning Division – for the Land Use Services Director

Date

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
I. AESTHETICS — Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (check ☐ if project is located within the viewshed of any Scenic Route listed in the General Plan):

- I a) The proposed project is not located **within** a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista, as there are none identified within the vicinity of the project site that would be affected by the proposed development of the site.
- I b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no trees, rock outcroppings, or historic building on the project site.
- I c) The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the project will be consistent with the existing visual character of the surrounding area and will incorporate landscape screening and/or decorative walls for all exterior mechanical, electrical and irrigation equipment, as part of the conditions of approval. The ultimate homes built on the lots will be substantially in character to the surrounding neighborhoods. These housing products will be visually as appealing or substantially better than the existing residences throughout the region, because they must compete in the housing market with these other established residential developments for potential buyers' dollars.
- I d) The proposed project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, because this site is adjacent to and surrounded by similar single-family residential developments. The proposed tract's street lighting will be shielded with sharp cut-off luminaires to protect surrounding properties from any resultant glare. These light standards will be designed at a suitable height to allow for maximum safety with a minimum of adverse impacts created by nighttime glare. The foot-candle power at one (1) foot beyond the property line perimeter will not exceed the County maximum of 0.5 foot/candle.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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II. AGRICULTURE RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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SUBSTANTIATION (check ☐ if project is located in the Important Farmlands Overlay):

- II a) The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no current agricultural uses, nor have there ever been any such uses on this site. The site is a relatively flat master parcel with the typical North desert region's indigenous landscape features.
- II b) The subject property is designated 3M-Rm with a proposal to change the land use designation to RS. The proposed Single Residential land use, and the subsequent housing that will occur on the proposed lots do not conflict with any existing or proposed agricultural land uses or Williamson Act land conservation contract. The land is fairly devoid of agricultural possibilities, as it is surrounded by housing developments.
- II c) The subject property is designated 3M-Rm with a proposal to change the land use designation to RS, and this proposed use does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Prime Farmland, to a non-agricultural use.

Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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III. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (Mojave Desert Air Quality Management Plan, if applicable):

- III a) The project will not conflict with or obstruct implementation of the Mojave Air Quality, because the proposed residential land uses do not exceed the thresholds established for air quality concerns as established by the CEQA Air Quality Handbook developed by the South Coast Air Quality Management District and used as a guide by the Mojave Desert Air Quality Management District. The traffic increase is not significant based on the handbook criteria and will not contribute in any substantial way to the degradation of local region air quality. The resulting lots upon approval and recordation of the proposed tract map will be paved and landscaped as an infrastructure improvement mandate of the IL-2 designation, which will ultimately mean little or no wind-blown dust, at full build-out of the proposed twelve (12) residential lots.
- III b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed project is a subdivision of land that does not exceed established thresholds of concern as established by the Mojave Air Quality Management District. A dust control plan will be required as mitigation measure to regulate construction activities that could create wind blown dust.
- III c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project is not in a non-attainment region under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed residential uses do not exceed established emissions thresholds of concern.
- III d) The project will not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants associated with the proposal and the project is not located within ¼ mile of a use considered a 'sensitive receptor'. This region is primarily a resort-like

residential community with no heavy industrial or intense commercial uses either proposed or immediately nearby that would otherwise adversely affect the eventual inhabitants of the proposed residential subdivision tract.

- III e) The project will not create odors affecting a substantial number of people because there are no identified potential uses which will result in the production of objectionable odors. This proposal is for a residential tract with no inherent potential for introducing uses that would be classified as being high-odor generating. Therefore, no real adverse impacts related to objectionable odors have been identified, and no mitigation measures are anticipated or required at this time.

Though no significant adverse impacts relative to the proposed or existing land uses were identified in relationship to air quality standards, dust control is still an issue of concern all throughout the north desert region. These wind-blown dust, sand and related particles are prevalent during the high wind conditions, and can adversely affect the surrounding existing/proposed residential community. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as conditions of project approval to reduce these impacts to a reasonable level of non-significance. The required mitigation measures are:

Dust Control Plan

The developer shall submit a Dust Control Plan (DCP) to County Building and Safety consistent with MDAQMD guidelines. The DCP shall include activities to reduce on-site and on-site dust production. This measure shall be implemented to the satisfaction of County Building and Safety. Such activities shall include, but are not limited to, the following:

- Throughout grading and construction activities, exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
- Street sweeping shall be conducted when visible soil accumulations occur along site access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials. Site access driveways and adjacent streets will be washed if there are visible signs of any dirt track-out at the conclusion of any workday.
- All trucks hauling dirt away from the site shall be covered to prevent the generation of fugitive dust.
- During high wind conditions (i.e., wind speeds exceeding 25 mph) areas with disturbed soil will be watered hourly and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed 25 mph.
- Storage piles to be left in place for more than three working days shall either be sprayed with a non-toxic soil binder or covered with plastic until placed in use.
- Tires of vehicles will be washed before the vehicle leaves the project site and enters a paved road.
- Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.

[Mitigation Measure III b-1]

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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IV. BIOLOGICAL RESOURCES — Would the project:

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| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database):

- IV a) This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the project site is a previously graded and partially developed lot that has no such biological resources identified on the site.
- IV b) This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service because the project site is a previously graded and partially developed lot that has no such biological resources sensitive natural community identified on site.
- IV c) This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland. A portion of the project site abuts a man-made lake (Silver

Lake). This lake was installed primarily as a main thematic amenity for the Silver Lakes residential resort community. Though this lake is filled with freshwater and over time, has created its own small, biological, micro-community, the shoreline forms a beachfront community devoid of any type of marshland. There are no other areas with a natural water body that could be considered natural wetlands. The Silver Lakes Subdivision created this proposal's master parcel as a large lot to afford the eventual owner with a lakefront as a valuable amenity. Development of the small tract, as proposed allows for more than one lot to front onto the lake. Thus, allowing more residential lots to have access to this valuable amenity. Nonetheless, a significant adverse impacts are not anticipated with shorefront development, as these issues were addressed in the master Tract's approval process.

- IV d) This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The proposal has no such corridors, refuge areas or commercial nursery sites within or near the project site. The adjacent lake is stocked regularly with fish, but it is not anticipated that this proposal will have any significant adverse impact upon those species.
- IV e) This project will not conflict with any local policies or ordinances protecting biological resources, as the site has been previously disturbed and extensively graded during mass-grading activities necessary to create the buildable pads for the master tract. There are no identified biological resources that are subject to such regulation that have been observed during site visits.
- IV f) This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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V. CULTURAL RESOURCES — Would the project:

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|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if the project is located in the Cultural ____ or Paleontologic X Resources overlays or cite results of cultural resource review):

- V a) To reduce the potential for impacts, a condition shall be added to the project which requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction. Such resources have not been identified on the site during previous grading and excavating activities. This region has shown to be rich with fossil resources that could potentially hold regional importance. However, with implementation of the required Mitigation Measures calling for a paleontological monitor to be present during precise grading activities if a find is made, it is anticipated that this project will not cause a substantial adverse change in the significance of a historical resource.
- V b) It is not anticipated that this project will cause a substantial adverse change to an archaeological resource, because to date, there have been no such significant resources identified on the site. To further reduce the potential for impacts, a condition shall be added to the project, which requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction.
- V c) To date, no such resources have been identified on any portion of the site. Nonetheless, to reduce the potential for significant adverse impacts, a condition shall be added to the project, which requires the developer to contact the County Museum for determination of appropriate mitigation measures, if any finds are made during project construction. This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because if such finds are made, an on-site paleontological monitor will be hired to be present during land disturbance or grading activities.
- V d) - It is not likely that this project will disturb any historical burial grounds or human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site, nor have there been any found in the immediate region. At one time, this was an open desert region with this site not on any historical pathways of long travel that would otherwise yield the potential for such finds. Nonetheless, if any such human remains are discovered during land disturbance or construction of this project, the developer is required to contact the County Coroner, County Museum and the LUSD/Planning Division for determination of appropriate mitigation measures. Similarly, if any such remains are determined to be of Native American origin a Native American Organization representative will also be notified.

Therefore, no significant adverse impacts are identified or anticipated and no additional mitigation measures are required at this time. Nonetheless, as a precautionary measure to further reduce any potential for the introduction of significant adverse impact potentials, the following requirement will apply:

Archaeological, Paleontological and Historical Resources. If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease. A qualified expert (e.g. archaeologist or paleontologist), as determined by County Planning Officer in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find and all work shall halt until clearance is received. If the remains are determined to be of Native American origin, the local Native American Organization representative shall be notified. *[Mitigation Measure V a-d]*.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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VI. GEOLOGY AND SOILS — Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist -Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Refer to Division of Mines and Geology Special Publication 42. ☐ ☐ ☐ ☒

ii) Strong seismic ground shaking? ☐ ☐ ☒ ☐

iii) Seismic-related ground failure, including liquefaction? ☐ ☐ ☒ ☐

iv) Landslides? ☐ ☐ ☒ ☐

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

d) Be located on expansive soil, as defined in Table 181-B of the Uniform Building Code (1994), creating substantial risks to life or property? ☐ ☐ ☒ ☐

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater? ☐ ☐ ☒ ☐

SUBSTANTIATION (check ☐ if project is located in the Geologic Hazards Overlay District):

VI a) (i-iv) - The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving; i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) Seismic-related ground failure, including liquefaction or iv) Landslides, because there are no such geologic hazards identified in the immediate vicinity of the project site. The project will be reviewed and approved by County LUSD/Building and Safety Division utilizing all pertinent seismic standards that are applicable at the time of review of the required construction documents.

VI b) – The project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and suitably landscaped at ultimate build-out. Erosion control plans are required to be submitted, approved and implemented, as part of the building permit process.

VI c) – The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on-/off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Safety Geologist, who will require implementation of appropriate mitigation measures, if any are deemed to be required.

VI d) The project site is not located in an area which has been identified by the County Building and Safety Geologist as having the potential for expansive soils. , as determined by a required soils report.

VI e) The project has soils capable of supporting septic tanks or will be served by sewers from

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS —

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- VII a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, because no such uses are proposed with this type of residential subdivision. The Hazardous Materials Division of the County Fire Department has determined that the project, even at full build-out, is not anticipated to inherently introduce any such activities, and as such, will not require any additional review or permits.
- VII b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, because no such uses are proposed. Any proposed use or construction activity that

might use hazardous materials will be regulated by suitable conditions of approval and will be subject to inspection and permit by the Hazardous Materials Division of the County Fire Department. No such uses are anticipated to be inherent with this residential subdivision proposal.

- VII c) The project uses will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school, because the residential project does not propose such use of hazardous materials. All existing and proposed schools are more than one-quarter mile away from the project site.
- VII d) The proposed project site is not included on a list of hazardous materials sites.
- VII e) The proposed project site is not within the vicinity or approach/departure flight path of a public airport.
- VII f) The proposed project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VII g) The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate physical access from a County maintained road.
- VII h) The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, because there are no open range grasslands or wildlands adjacent to or immediately near this site.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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VIII. HYDROLOGY AND WATER QUALITY — Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- VIII a) The project will not violate any water quality standards or waste discharge requirements, because the project will be served by established water and wastewater purveyors that are subject to independent regulation by local and state agencies that ensure compliance with both water quality/quantity and waste discharge requirements.

- VIII b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. This is because the project is served by an existing water purveyor that has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of this project even at full build-out.
- VIII c) The project will not substantially alter the existing drainage patterns of the site or immediate area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. There are no such streams or rivers near the subject property. No such intensive grading will be required that would have the inherent potential to significantly and adversely impact the local area. The master parcel has been previously graded to create a buildable pad area under the mandates of the master tract's previous approval. A large percentage of this buildable pad area is included within the proposed new lots included in this newly proposed subdivision tract. The new project does not propose any substantial alteration to the originally approved drainage pattern, stream or river and the project is required to submit and implement an erosion control plan. This current proposal is for a residential tract map with no subsequent residential development attached. Any such future residential development will be subject to any and all applicable development standards pertaining to grading and protection of the lake that are included within the Architectural Guidelines of the Environmental Controls Committee / Silver Lakes Homeowners Association.
- VIII d) The project will not substantially alter the existing drainage pattern of the site or surrounding area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. This is because the project does not propose any substantial alteration to a drainage pattern, stream or river. The County Public Works Department has reviewed the proposed project drainage plans and all necessary drainage improvements both on and off site have been required as conditions of the construction of the project. These conditions will be included within the required Composite Development Plan (CDP) that will be recorded with the required Tract Map.
- VIII e) The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because County Public Works has reviewed the proposed project drainage and has determined that the proposed systems are adequate to handle anticipated flows. All necessary drainage improvements both on and off site will be required as conditions of approval for the subsequent construction portions of the project. There will be adequate capacity in the local and regional drainage systems so that downstream properties are not negatively impacted by any increases or changes in volume, velocity or direction of stormwater flows originating from or altered by the proposed project.
- VIII f) – The project will not otherwise substantially degrade water quality, because appropriate measures relating to water quality protection, including erosion control measures have been required. These mandates will be implemented with any subsequent development that occurs post-recording of the required and proposed Tract Map.
- VIII g) The project will not place unprotected housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project has been reviewed by County Public Works and is not within identified flood hazard areas. Conditions of approval include the mandated use of appropriate protection mechanisms for the subsequent construction phases of the project. These issues are covered in the required CDP.
- VIII h) The project will not place structures within a 100-year flood hazard area, which would impede or redirect flood flows, because the site is not located within a 100-year flood hazard area. Any area

identified as being potentially affected by a 100-year storm the structures will be subject to a flood hazard review and will be required to be elevated a minimum of one foot above the base flood elevation.

- VIII i) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation. This site is immediately adjacent to a lake, which may be subject to rising and falling high-water level lines. However, the site is sufficiently above the highest mark to preclude any such inundation or flooding from occurring anywhere on the site. The ultimate finish grading of the proposed waterfront lots will be done to County standards to specifically avert any such occurrences.
- VIII j) The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water that has the potential of seiche or tsunami nor is the project site in the path of any potential mudflow. The adjacent lake is not an open body of water or a body large enough to be affected by such natural disaster occurrences. The site is sufficiently elevated above the high water line of the adjacent lake so as to not allow for a mudflow potential.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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IX. LAND USE AND PLANNING — Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- IX a) The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses and developments that are established within the surrounding area. The property adjacent (to the north) is already an RS (Single Residential) land use designation that would extend into this proposed tract. The General Plan Amendment would change the existing on-site "zoning island" designation of RM (Multi-family Residential) to allow for the more logical RS land use that is already established in the adjacent area to this master parcel.
- IX b) The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Though the proposed tract has been designed to be consistent with all applicable development guidelines pursuant to the County Development Code, the proposed GPA from RM to RS Land Use Districts is somewhat in conflict with the policies of the Housing Element of the County General Plan and the State of California requirements to preserve lands slated for RM land uses.

The State of California has mandated that all Counties maintain as many of these viable multi-family lands as feasibly possible for future development of affordable housing units. The following section of the Govt. Code explains the purpose of housing elements, as an introduction to the content requirements of the housing element: §65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

The County General Plan encourages the continuous provision of a variety of housing opportunities in price ranges that are affordable for all segments of the population. This concept is expressed in GP Policy HE-7. These policies are in place to help preserve as many of the RM District lands for future development of multi-family residential housing allowing access to affordable housing for all economic sectors of the community. The conversion of RM District lands to RS District uses through the GPA mechanism would theoretically contribute to the depletion of the County's current inventory of available lands for development of low-to moderate-income, multi-family housing stock. Thus, this proposal would appear to assist in creating an inequity in the County's total available housing stock.

However, every proposal must be evaluated on its own merit, as housing demands increase and the housing / financing circumstances remain in a dynamic state of flux.

In a letter dated, March 11, 2003, the Silver Lakes Association (HOA), the governing body with jurisdiction over design development for this site, stated that there are 199 condominium units and 17 vacant lots slated for high-density residential housing that are existing within the CID of the Silver Lakes HOA. In their letter, the HOA also states that, "...there are more than adequate opportunities for high-density (multi-family residential) development within the CID...and the Board supports the belief that requests such as Mr. Crandall's (for change in land use designation from RM to RS land uses) will continue to be strongly encouraged..."

Furthermore, the HOA goes on to state that, "...all future requests of a similar re-zoning (presumably through a similar GPA), will receive this same level of support...". This HOA's letter clearly states the HOA's position of being in favor of this, and any future proposal to re-designate RM lands to RS designations, because the area is already saturated with an abundance of RM lands. It would appear that in this particular case, the supply of available RM lands are more than adequate to suffice for the needs of the local region.

Historically, the neighboring residential area was implemented as a portion of a master-planned community under the previous master tract maps. The master plan had areas left open for future multi-family residential development to help support the single-family residential lots. Originally, this was done with the premise that the development was to be primarily a "second or vacation home" / resort-like community with available lands left for future development of condominium housing offered for lease / rent to support the single-family residential lots. The condominium projects would be made available for those individuals that wished their extended families to visit either on a short or long-term / extended stay. As the need for affordable housing increased, and the area became more easily accessible through the increased use of State Highway 15, this sub-region has slowly changed from the original resort community concept to a primary housing complex. The Silver Lakes area has changed and is now offering affordable primary living homes to families that often have income sources and jobs somewhere in the valley region, on the south side of the mountains, and some as far away as Los Angeles & Orange County.

The project complies with all hazard protection, resource preservation and land use modifying Overlay District regulations, and the GPA to re-designate the existing RM zone to an RS land use is appropriate.

- IX c) The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no such plan within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project. The site has been previously cleared of any native flora under grading permits issued for the master tract (Tract 8314 and CC&R's recorded with Tract 10886). These grading activities were required for the formation of the individual master lot this proposal intends to subdivide with this application. The landscape materials, currently occurring on-site, are unwanted or errant weeds and non-significant plants typically found on desert lots that have been previously graded. No significant, threatened or endangered species of flora or fauna are currently occurring on-site.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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X.MINERAL RESOURCES— Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check ___ if project is located within the Mineral Resource Zone Overlay):

- X a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state, because there are no identified important mineral resources on the project site. Furthermore, the site is not within a Mineral Resource Zone Overlay.
- X b) The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site.

Therefore, no impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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XI. NOISE — Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if the project is located in the Noise Hazard Overlay District ____ or is subject to severe noise levels according to the General Plan Noise Element __):

- XI a) The project will not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. This project proposes a residential tract that will be required to meet conditions of approval to comply with the noise standards of the County Development Code and no noise exceeding these standards is anticipated to be generated by these proposed uses.
- XI b)– The project will not create exposure of persons to or generate excessive groundborne vibration or groundborne noise levels, because such adverse impacts are not normally associated with a residential type of development, as proposed. The project will be conditioned to comply with the vibration standards of the County Development Code and no vibration exceeding these standards is anticipated to be generated by the proposed uses.
- XI c)– The project will not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. This is a residential tract proposal with no such noise generators anticipated with this type of land use. The project will be mandated to comply with the noise standards of the County Development Code once the subsequent implementation of the residential structures comes to fruition. Nonetheless, no noise emitters that would be exceeding these standards is anticipated to be inherent with any portion of this project, even at full build-out.
- XI d) The project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, because the project has been conditioned to

comply with the noise standards of the County Development Code. Construction activity shall be limited to the hours between 7 AM and 7 PM, each day. Construction equipment will be required to be staged away from any surrounding residences.

- XI e) The project is not located within an airport land use plan area or within 2 miles of a public/public use airport.
- XI f) The project is not within the vicinity of a private airstrip.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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XII. POPULATION AND HOUSING — Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- XII a) The project, even at full build-out, will not induce substantial population growth in an area either directly or indirectly, that would otherwise place this proposal over the threshold for introducing adverse socio-economic impacts. It is anticipated that after the residential products are constructed and their Certificate of Occupancy is granted, the project will generate new homeowners and their families to the region. These individuals will become potential consumers that will be buying goods and services in the region and that added amount of consumers may require several new jobs and thus create employment opportunities in the neighboring region's retail commercial centers. This could generate a need for housing for additional employees for these localized employment positions. However considering the unemployment rate for the area and the type of jobs generated by the project it is probable that the new jobs would be absorbed by the employment needs of the existing residents in the area. Thus, the potential for introduction of adverse impacts surpassing the threshold of significance is quite low. No further mitigation is required at this time and none is proposed for the future development.
- XII b) The proposed use will not displace substantial numbers of existing housing units, necessitating the construction of replacement housing, because no housing units are proposed to be demolished as a result of this proposal. There is a potential for minimal impacts due to the permanent removal of RM lands in this region with the proposed GPA to RS land uses, but this issue has been thoroughly examined in a previous discussion of this report (Refer to above Item - Section IX (b)). The determination in that section of the report concluded that no significant adverse impacts were found to be inherent with the project, as proposed.
- XII c) The proposed use will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents. (See discussion of Housing Element under Section IX (b) – Land Use Planning Issues and Item XII (b), above).

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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XIII. PUBLIC SERVICES —

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

XIII a) The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. It will not need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities. Construction of the project will increase property tax revenues to provide a source of funding that is sufficient to offset any increases in the anticipated demands for public services generated by this project. The applicable school district will impose an impact offset fee once the subsequent development of the residential products is being permitted through the LUSD/ Building & Safety Division, through their normal "Plan Check" processing for the structures.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required at this time.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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XIV. RECREATION —

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☒ ☐
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ☐ ☐ ☒ ☐

SUBSTANTIATION:

- XIV a) This project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, because the project will not generate a significant number of residential units that would exceed the threshold for additional demands for such recreational facilities. The impacts generated by the residents of this project will be minimal when viewed in relationship to existing regional recreational amenities. The Silver Lakes area's main amenity is the lake itself. Thus, most of the recreational opportunities are lake-related. The master tract provided pocket parks and a myriad of recreational facilities within the confines of the master development, all of which will be made available to the 12 lot owners through the cost offsetting fees normally associated with the HOA fees. .
- XIV b) This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, because the type of project proposed will not result in a significantly increased demand for recreational facilities. Those facilities have already been implemented with the development of the master tract. The lake itself is the primary form of recreational opportunities, and as such, the future residents of the proposed lots will have the ability to partake in those recreational opportunities, providing they maintain current with their HOA fees.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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XV. TRANSPORTATION/TRAFFIC — Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

- XV a) The project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system, because the increase in the number of vehicle trips, the volume to capacity ratio on roads, and the congestion level at intersections remains below the planned thresholds for those facilities. The 12 proposed residential lots will not significantly add to the planned number of trips that were already apportioned for the single master lot.
- XV b) The project will not exceed, either individually or cumulatively, a level of service [LOS] standard established by the County Congestion Management Agency for designated roads or highways, because the County Public Works Department – Traffic Division has reviewed the traffic generation of the proposed project and anticipates that traffic service will remain at an LOS of “C” or better, as required by the County General Plan.
- XV c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, because there are no airports in the vicinity of the project and there is no anticipated notable impact on air traffic volumes by passengers or freight generated by the proposed uses. There are no new air traffic facilities proposed with this residential tract proposal.

- XV d) The proposed project will not substantially increase hazards due to a design feature or incompatible uses, because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the project that will impact surrounding land uses with traffic counts that would not be substantially the same as the neighboring area.
- XV e) The proposed project will not result in inadequate emergency access, because there are a minimum of two access points leading to the site. The proposed extension of the existing cul-de-sac is not long enough to create a health and safety hazard that would violate the County Fire Department's standards for maximum length of access road.
- XV f) The proposed project will not result in inadequate parking capacity, because the project will meet the parking standards established by the County Development Code of two (2) covered parking spaces per residential structure, once the individual residential structures are proposed for development.
- XV g) The proposed project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks), because these have been required to be installed as conditions of approval for the master tract that created the master parcel for this proposal.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS —

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

- XVI a) The proposed project does not exceed the thresholds for wastewater treatment requirements of the Regional Water Quality Control Board, Lahontan Region, as determined by County Public Health – Environmental Health Services. Therefore, no additional mitigation is required at this time.
- XVI b) The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing systems for the proposed use. Therefore, no additional mitigation is required at this time.
- XVI c) The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects. The County Public Works Department has determined that there is sufficient capacity in the existing storm water system to absorb any additional stormwater drainage caused by the project. Any drainage facility construction that is required is included in this environmental review and this review has required appropriate mitigation measures, if necessary.
- XVI d) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources, as the local water purveyor has given assurance of such water service.

- XVI e) The proposed project has a determination from the wastewater treatment provider serving the project that it has adequate capacity to serve the projected demand for the project in addition to the provider's existing commitments.
- XVI f) The proposed project is served by a County approved and State permitted landfill which has sufficient permitted capacity to accommodate the project's solid waste disposal needs for years to come.
- XVI g) The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste. The State of California's governing body over the County Sanitary Landfills is the California Integrated Waste Management Board (CIWMB). This State agency has determined that all such developments will be adequately served by refuse haulers that will properly dispose of all such waste generated by all future developments through calculations of service level studies. This proposal has been deemed to be adequately covered by those level of surface projections, and as such, will not introduce inherent adverse impact potentials resulting from subsequent development.

Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are anticipated or required.

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE—

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause Substantial adverse effects on human beings, either directly Or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

XVII a) The project does not appear to have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. There are no rare or endangered species or other species of plants or animals or habitat identified by the County Advance Planning Division review as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archeological or paleontological resources are identified during the subsequent grading, land disturbance or construction phases of the project, the project is conditioned to stop and identify the appropriate authorities, who properly record and/or remove for classification any such finds.

XVII b) The project does not have impacts that are individually limited, but cumulatively considerable. The sites of similar projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that are deemed sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts.

XVII c) The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other jurisdictional agencies.

Only minor increases in traffic, emissions and noise will be created by implementation of the proposed project at full build-out. These potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse affects upon the region, the local

community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further insure that no potential for adverse impacts will be introduced by grading, land disturbance or related construction activities, or initial / future land uses authorized by the project approval.

Therefore, no significant adverse impacts are identified or anticipated and no additional mitigation measures are anticipated or required.

XVIII. MITIGATION MEASURES

(Any mitigation measures which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

SELF MONITORING MITIGATION MEASURES:

(Condition compliance will be verified by existing procedure)

Dust Control Plan. The developer shall submit a Dust Control Plan (DCP) to County Building and Safety consistent with SCAQMD guidelines. The DCP shall include activities to reduce on-site and on-site dust production. This measure shall be implemented to the satisfaction of County Building and Safety. Such activities shall include, but are not limited to, the following:

- Throughout grading, land disturbance and/or construction activities, all exposed soil shall be kept moist through a minimum of twice daily watering to reduce fugitive dust.
- Street sweeping shall be conducted, when visible soil accumulations occur along the site's access roadways to remove dirt dropped by construction vehicles or dried mud carried off by trucks moving dirt or bringing construction materials. Site access driveways and adjacent streets will be washed if there are visible signs of any dirt track-out at the conclusion of any workday.
- All trucks hauling dirt away from the site shall be covered to prevent the generation of fugitive dust.
- During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil will be watered hourly, and activities on unpaved surfaces shall be terminated until wind speeds no longer exceed the 25 mph threshold.
- Storage piles, which are to be left in place for more than three working days shall either be sprayed with a non-toxic / environmentally safe soil binder &/or covered with plastic &/or re-vegetated until placed in use.
- Tires of all construction-related vehicles will be washed before the vehicle leaves the project site and enters a paved road.
- Dirt on paved surfaces shall be removed daily to minimize generation of fugitive dust.

[Mitigation Measure III b]

Archaeological, Paleontological and Historical Resources. If archaeological, paleontological and/or historical resources are uncovered during ground disturbing activities, all work in that area shall cease. A qualified expert (e.g. registered / certified archaeologist), as determined by County Planning in consultation with the County Museum shall be hired to record the find and recommend any further mitigation. If human remains are uncovered during ground disturbing activities, the San Bernardino County Coroner shall be contacted within 24 hours of the find and all work shall halt until clearance is received. If the remains are determined to be of Native American origin, the local Native American representative shall be notified. *[Mitigation Measure V a-d].*

MITIGATION MEASURES SUBJECT TO A MITIGATION MONITORING AND REPORTING PROGRAM:

(Condition compliance requires an independent verification process)

All listed mitigation measures are self- monitoring and there will be no requirement for a Mitigation Monitoring and Reporting Program.

REFERENCES (List author or agency, date, title)

Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500)

California Department of Water Resources, Bulletin #118 (Critical Regional Aquifers), 1975.

CEQA Guidelines, Appendix

California Standard Specifications, July 1992

County Museum Archaeological Information Center

County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995

County of San Bernardino Development Code, revised 2002

County of San Bernardino General Plan, adopted 1989, revised 2002

County of San Bernardino Hazard Overlay Maps

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

County Road Planning and Design Standards

Environmental Impact Report, San Bernardino County General Plan, 1989

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map

Mojave Desert Air Quality Management District, Mojave Desert Planning Area – Federal Particulate Matter (PM10) Attainment Plan, July 1995

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993